



Planning Director Staff Report Hearing on July 24, 2025

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2478 • www.vcrma.org/divisions/planning

ETERNAL LIFE CHURCH MINOR MODIFICATION TO CONDITIONAL USE PERMIT (CUP) NO. 3613, CASE NO. PL24-0117

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Minor Modification of CUP No. 3613 for the continued operation and maintenance of an assembly use (Case No. PL24-0117).
2. **Applicant:** Mr. Kenneth Johnson, P.O. Box 6247, Oxnard, CA 93031
3. **Property Owner:** Eternal Life Christian Center, P.O. Box 6247, Oxnard, CA 93031
4. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-4 and Section 8111-1.2 et seq.), the Planning Director is the decision-maker for the requested CUP.
5. **Project Site Size, Location, and Parcel Number:** The 0.94-acre property is located at 885 Stroube Street, near the northwest intersection of Stroube and Alvarado Streets, in the community of El Rio in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 145-0-162-190 (Exhibit 2).
6. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Very Low Density Residential
 - b. El Rio/ Del Norte Area Plan Land Use Map Designation: Urban Residential 1-2 Dwelling Unit per Acre
 - c. Zoning Designation: RE-20,000 sq. ft. (Rural Exclusive, 20,000 square foot minimum lot size).

7. Table 1 - Adjacent Zoning and Land Uses/Development (Exhibit 2):

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	RE-20,000 sq. ft.	Assembly Use
East	RE-20,000 sq. ft.	Single Family Dwellings
South	RE-20,000 sq. ft.	Single Family Dwellings

Location in Relation to the Project Site	Zoning	Land Uses/Development
West	RE-20,000 sq. ft	Single Family Dwellings

8. **History:** The subject lot is comprised of one existing legal lot of record which is part of Tract 91 of the Vineyard Avenue Acres of Rancho Santa Clara Del Norte, shown on a map recorded in Book 3 Page 26 of Miscellaneous Records.

On May 6, 1976, the Planning Commission approved Conditional Use Permit No. 3613 approved the construction of the New Apostolic Church.

On May 6, 2012, the Planning Director granted Permit Adjustment No. PL12-0132, which modified the expiration date of the permit from "four additional 10-year period ending May 6, 2026" to and expiration date of on May 6, 2026.

On February 14, 2020, the Planning Director granted Permit Adjustment No. PL20-0011, which authorized three, 160 sq.ft. storage containers on the northeast side of the property.

9. **Project Description:** The applicant requests Minor Modification to CUP No. 3613 for the continued operation and maintenance of Eternal Life Church for an additional 30-year term. The site is currently developed with a 2,470 sq. ft. church structure, 36 parking stalls, six-foot-tall stone wall, trash enclosure, three 160 square foot storage containers, and existing landscaping. Weekday operation hours are from 11:00 AM – 9:00 PM, weekend hours of operation are from 9:00 AM – 9:00 PM.

The facility offers Sunday services and Sunday School with childcare during church services. Weekday uses that occur onsite include bible study, prayer sessions, and support group meetings.

Water is provided by Vineyard Avenue Acres Mutual Water Supply and sewer services are provided by the City of Oxnard. (Exhibit 3).

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

Pursuant to CEQA (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (Title 14, California Code of Regulations, Division 6, Chapter 3, Section 15000 et seq.), the proposed project is subject to environmental review.

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents. The proposed project is a request to renew the expiration date for the existing church facility which is currently set to expire May 6, 2026. No new structures are

proposed. In addition, the number of weekly attendees and staff is not proposed to change. Additionally, the project site has been developed and is located in an Existing Community. The area is not in an environmental sensitivity area, there are no nearby scenic highways, hazardous waste sites, or historical resources, and there are no unusual circumstances that would result in a reasonable possibility of a significant environmental effect.

Therefore, this project is categorically exempt pursuant to Section 15301 of the CEQA Guidelines (Class 1 -Existing Facilities), and no further environmental review is required. Further, this project will not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2.

C. CONSISTENCY WITH THE GENERAL PLAN / EL RIO/ DEL NORTE AREA PLAN

The proposed project has been analyzed and determined to be consistent with all applicable General Plan and El Rio/Del Norte Area Plan policies. A consistency analysis which evaluates the project's consistency with the policies of the General Plan and El Rio / Del Norte Area Plan is included as Exhibit 4 of this staff report.

D. ZONING ORDINANCE COMPLIANCE

The proposed project is subject to the requirements of the Ventura County NCZO.

Pursuant to the requirements of the Ventura County NCZO Section 8105-4, the proposed use is allowed in the RE-20,000 sq.ft. zone district with the granting of a CUP. Upon the granting of the CUP, the proposed project will comply with the requirements of the Ventura County NCZO.

The proposed projects include the use of structures that are subject to the development standards of the Ventura County NCZO (Section 8106-1.1). Table 2 lists the applicable development standards and a description of whether the proposed projects comply with the development standards.

Table 2 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross) <i>NCZO Section 8107-2.5.2</i>	20,000 sq.ft. minimum lot size	Yes, the lot size is 40,946 sq.ft.
Maximum Percentage of Building Coverage <i>NCZO Sec. 8106-1.4.1.1.1</i>	28 percent	Yes, existing lot coverage is 7 percent
Front Setback <i>NCZO Section 8107-2.5.2</i>	20 feet	Yes, the existing structure has a 25-foot setback
Side Setback <i>NCZO Section 8107-2.5.2</i>	5 feet	Yes, the existing structure has a 28-foot side setback

Table 2 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Rear Setback <i>NCZO Section 8107-2.5.2</i>	15 feet	Yes, the existing structure has a 213-foot rear setback
Maximum Building Height <i>NCZO Section 8107-2.5.2</i>	25 feet	Yes, the structure is below 25 feet tall.
Minimum Number of Off-Street Parking Spaces	32 spaces per CUP No. 3613	Yes, the applicant has maintained the required 32 parking spaces per CUP No. 3613.
Minimum number of bicycle parking space <i>NCZO Section 8108-4.7</i>	Ten percent of required motor vehicle spaces	No, the site does not currently contain bicycle parking spaces. However, the project is conditioned to have three bicycle parking spaces. (Exhibit 5, Condition of Approval No. 17)

E. CUP PERMIT FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to grant a CUP pursuant to Section 8111-1.2.1.1a of the Ventura County NCZO. The ability to make the required findings is evaluated below.

- 1. The proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code [Section 8111-1.2.1.1.a].**

Based on the information and analysis presented in Sections C and D of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code can be made.

- 2. The proposed development is compatible with the character of surrounding, legally established development [Section 8111-1.2.1.1.b].**

The project involves the continued operation and maintenance of an existing church. The project site is a 0.94-acre parcel located in the El Rio neighborhood. No new structures are proposed. In addition, existing weekday bible study, prayer sessions, and support group meetings will continue to be held onsite, along with Sunday services and Sunday School. The surrounding area is comprised primarily of residential development on lots that are less than half an acre on average and a neighboring church. Rio Del Valle Junior High School is located a quarter mile northeast of the project site.

Based on the discussion above, this finding can be made.

3. The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses [Section 8111-1.2.1.1.c].

The church is located in an existing residential neighborhood with all activities and services occurring inside the existing church structure. As such, there have not been any recorded complaints or violations associated with the church use. The use is not expanding or changing; therefore, continued traffic levels will not be impacted by the continued operation. Existing public services (i.e. water service provided by Vineyard Avenue Water and sewer provided by the City of Oxnard) are adequate enough to serve the existing development without affecting exiting development on neighboring properties.

Based on the discussion above, this finding can be made.

4. The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare [Section 8111-1.2.1.1.d].

The project involves the continued operation and maintenance of a church. The project has been conditioned to require the resolution of noise complaints during these events and minimizes noise-related impacts (Exhibit 4, Condition of Approval No. 15).

Based on the discussion above, this finding can be made.

5. The proposed development, if allowed by a Conditional Use Permit, is compatible with existing and potential land uses in the general area where the development is to be located [Section 8111-1.2.1.1.e].

Eternal Life Church is considered an assembly use. Pursuant to NCZO Section 8105-4, assembly uses in the RE zone require a Conditional Use Permit (CUP). On May 6, 1976, CUP No. 3136 was approved for the construction and operation of the church. The church will continue to operate in the same manner and the original approval, such as maintaining the same number of attendees and staff. Pursuant to NCZO Section 8111-6.1.2, the proposed project exceeds the criteria of a Permit Adjustment and is deemed a minor modification to the CUP. Therefore, the requested extension is compatible with the existing land uses.

Based on the discussion above, this finding can be made.

6. The proposed development will occur on a legal lot [Section 8111-1.2.1.1.f].

The subject property is comprised of one existing legal lot of record which is part of the Tract 90 of the Vineyard Avenue Acres Subdivision of Rancho Santa Clara Del Norte shown on map recorded in Book 13, 97 of Miscellaneous Records.

Based on the discussion above, this finding can be made.

7. The proposed development is approved in accordance with the California Environmental Quality Act and all other applicable laws [Section 8111-1.2.1.1.g].

As discussed in Section B, above, the proposed project is categorically exempt from CEQA based upon CEQA Guidelines Section 15301 (Class 1 - Existing Facilities). None of the exemptions to the categorical exceptions apply.

Based on the discussion above, this finding can be made.

F. PLANNING DIRECTOR HEARING NOTICE, PUBLIC COMMENTS, AND JURISDICTIONAL COMMENTS

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091), Ventura County NCZO (Section 8111-3.1). On July 11, 2025, the Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located. On July 11, 2025, the Planning Division placed a legal ad in the *Ventura County Star*.

On March 20, 2025, the El Rio/ Del Norte Municipal Advisory Committee (MAC) considered the proposed project and recommended approval of the project (Exhibit 6, MAC Meeting Minutes). No additional comments from the community were made in regards to the project.

The project site is located within the City of Oxnard's Sphere of Influence and Area of Interest. Therefore, on April 2, 2025 the Planning Division notified the City of Oxnard of the proposed project and requested the City of Oxnard to submit any comments that the City might have on the proposed project. Staff did not receive a response from the City of Oxnard.

H. RECOMMENDED ACTIONS

Based upon the analysis and information provided above, Planning Division Staff recommends that the Planning Director take the following actions:

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;
2. **FIND** that this project is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines.
3. **MAKE** the required findings to grant a Minor Modification of a CUP pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **GRANT** Minor Modification of CUP Case No. PL24-0117, subject to the conditions of approval (Exhibit 5).
5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

The decision of the Planning Director is final unless appealed to the Planning Commission within 10 calendar days after the permit has been approved, conditionally approved, or denied (or on the following workday if the 10th day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

If you have any questions concerning the information presented above, please contact Aubrie Richardson at (805) 654-5097 or Aubrie.Richardson@venturacounty.gov.

Prepared by:



Aubrie Richardson, Case Planner
Residential Permitting Section
Ventura County Planning Division

Reviewed by:



Jasmin Kim, AICP
Residential Permits Section Manager
Ventura County Planning Division

EXHIBITS

- | | |
|-----------|-----------------------------------|
| Exhibit 2 | Maps |
| Exhibit 3 | Plans |
| Exhibit 4 | General Plan Consistency Analysis |
| Exhibit 5 | Conditions of Approval |
| Exhibit 6 | El Rio/ Del Norte MAC Minutes |



County of Ventura
Planning Director Hearing
07/24/2025
Case No. PL24-0117
Exhibit 2 - Maps

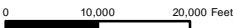
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map created on 06-10-2025



County of Ventura
Planning Director Hearing
APN: 145-0162-190
885 Stroube St.
Oxnard CA.
930361
PL24-0117
Location Map



Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.





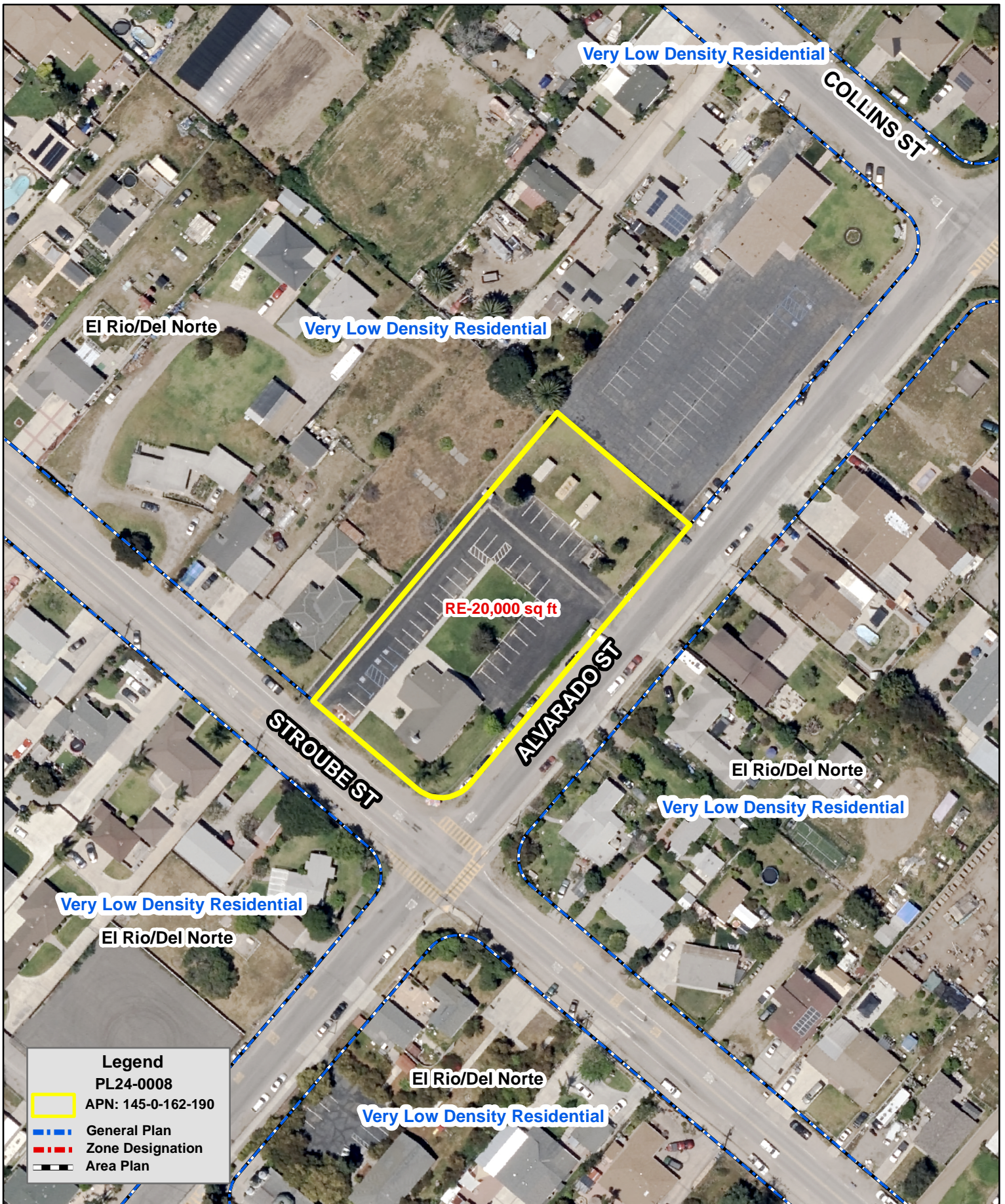
LEGEND



APN: 145-0-162-190

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Copyright:© 2013 National Geographic Society, i-cubed





Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 06-10-2025
This aerial imagery is under the
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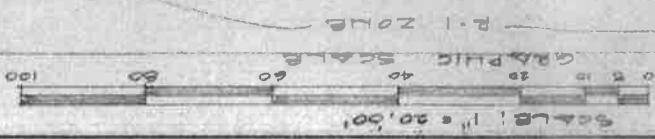
County of Ventura
Planning Director Hearing
APN: 145-0-162-190
885 Stroube St.
Oxnard CA. 93036
General Plan and Zoning Map

0 50 100 Feet

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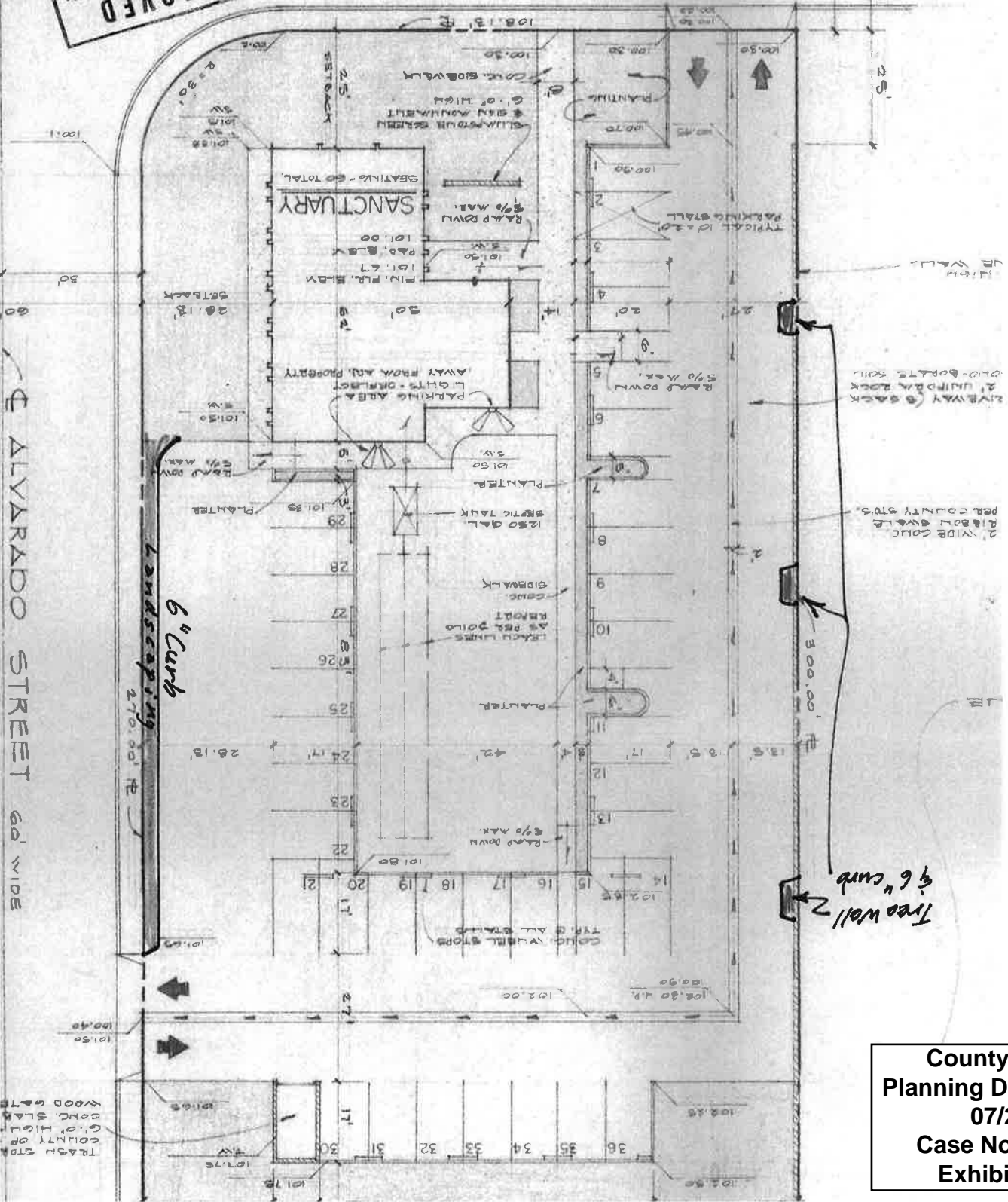
E
RH

PLOT # GRADING PLAN

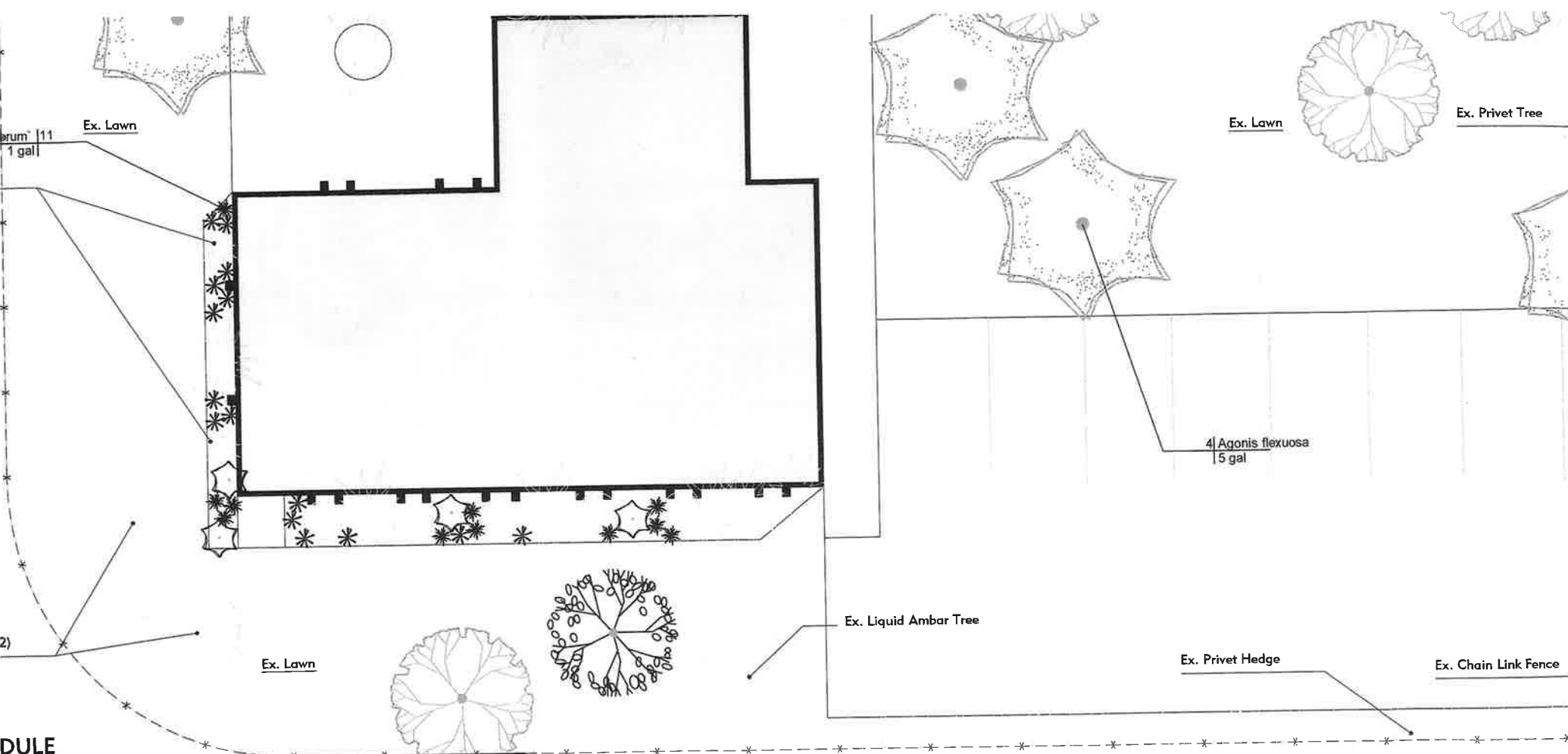


STROUBE STREET 60' WIDE

APPROVED
DATE May 6, 1976
Planning Director



County of Ventura
Planning Director Hearing
07/24/2025
Case No. PL24-0117
Exhibit 3 - Plans



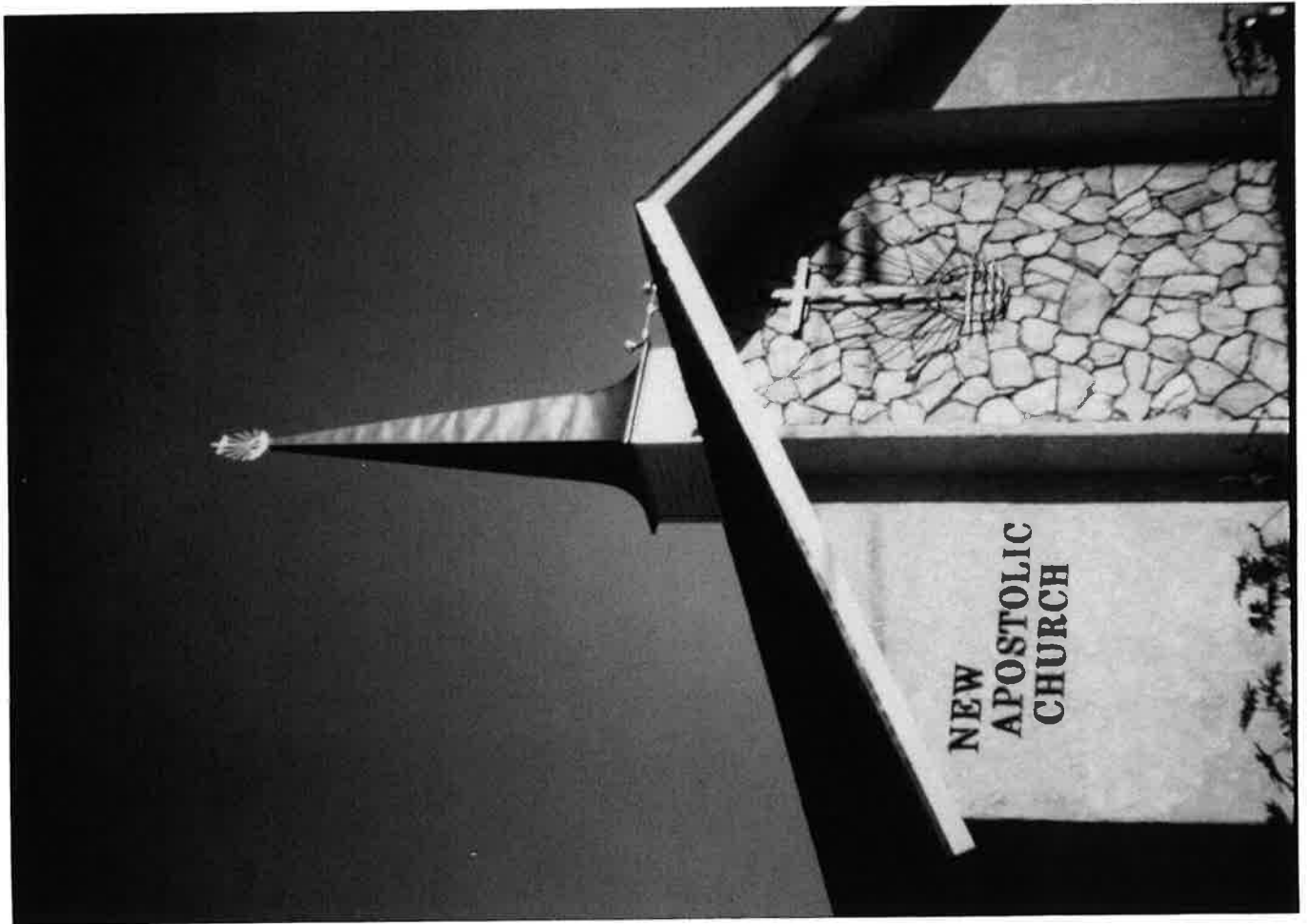
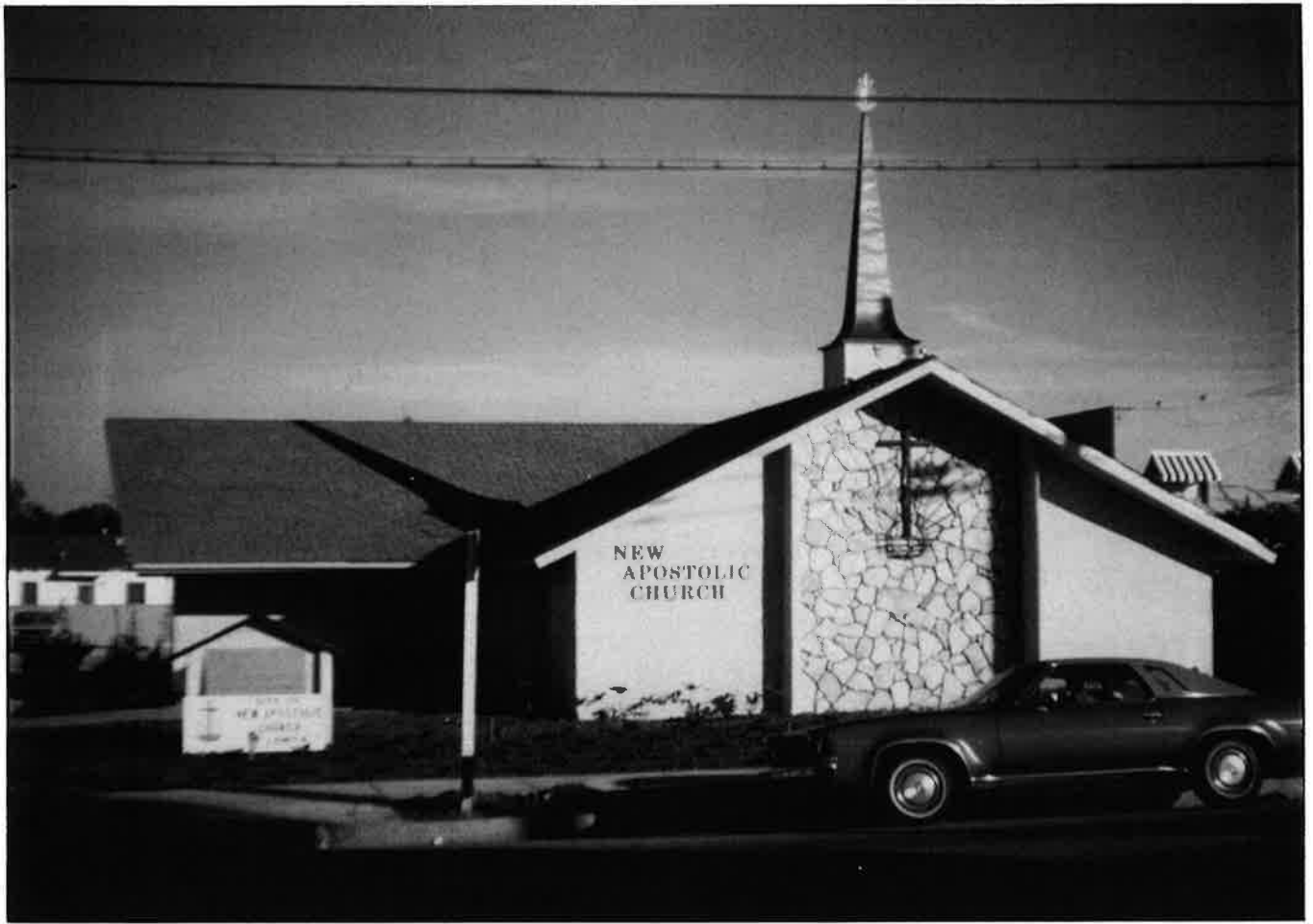
DULE

<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>	<u>Detail--L1</u>
Agonis flexuosa / Peppermint Tree WUCOLS L	5 gal	10	C, D
Chorisia speciosa / Silk Floss Tree WUCOLS L	5 gal	3	C, D
Liquidambar styraciflua / American Sweet Gum WUCOLS M	15 gal	5	C, D
Liquidambar styraciflua / American Sweet Gum WUCOLS M	5 gal	1	C, D
<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>	<u>Detail--L1</u>

Reduce Backfill to a Friable Condition & thoroughly Mix w/ 'Gro-Power' Fertilizer per Specs.

- Note:
- Scarify Pit & Root Ball Surfaces.

Handwritten signature/initials





**EXHIBIT 4 - CONSISTENCY WITH THE GENERAL PLAN AND
EL RIO/ DEL NORTE AREA PLAN FOR ETERNAL LIFE CHURCH
MINOR MODIFICATION TO CONDITIONAL USE PERMIT (CUP) NO. 3613, CASE
NO. PL24-0117**

The Ventura County General Plan *Goals, Policies and Programs* (2020, page 1-1) states:

All area plans, specific plans, subdivisions, public works projects, and zoning decisions must be consistent with the direction provided in the County's General Plan.

Furthermore, the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8111-1.2.1.1a) states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County General Plan.

The applicant requests a Minor Modification to CUP No. 3613 be granted to authorize the continued operation and maintenance of an assembly use (Eternal Life Church) for a period of 30 years.

The site is presently developed with a 2,470 sq. ft. church structure, 36 parking stalls, six foot tall stone wall, trash enclosure, and three 160 square foot storage containers. The proposed Minor Modification would not increase the intensity of the existing operations already authorized under the CUP.

Evaluated below is the consistency of the proposed project with the applicable policies of the General Plan *Goals, Policies and Programs*, as well as the El Rio Del Norte Area Plan *Goals and Policies*.

1. Land Use, Design, and Community Character

General Plan Policy LU-16.1 (Community Character and Quality of Life): *The County shall encourage discretionary development to be designed to maintain the distinctive character of unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses.*

General Plan Policy LU-16.9 (Building Orientation and Landscaping): *The County shall encourage discretionary development to be oriented and landscaped to enhance natural lighting, solar access, and passive heating or cooling opportunities to maximize energy efficiency.*

General Plan Policy LU-17.4 (New Incompatible Land Uses): *The County shall not approve new discretionary projects within or in the immediate vicinity of existing residential areas, especially designated disadvantaged communities, introducing a new incompatible land use that could have substantial adverse health impacts on an area's residents.*

**County of Ventura
Planning Director Hearing
07/24/2025
Case No. PL24-0117
Exhibit 4 - General Plan
Consistency Analysis**

El Rio/Del Norte Area Plan Policy ED-17.2 (Review of All Discretionary Development): *The County shall review and condition all discretionary development projects to ensure that they are in conformance with the Building Intensity, Population Density Summary Table (Table ED-3), compatible with their surroundings, are of highest quality and best design feasible, are consistent with the character of the El Rio/Del Norte area, and are beneficial to the community as a whole.*

Staff Analysis: The project site is located on a 0.94-acre parcel located in the El Rio community. The site is developed with an existing church and three accessory structures that total 2,630 sq.ft., which is below the 28 percent maximum building coverage allotted for the project site. The project site is surrounded by existing residential development and another existing church abuts the project site to the north.

The existing site has been developed as a church since 1976 and has served the community for 49 years. This land use has been a part of the community for nearly five decades and is not proposing to expand and will remain compatible with the surrounding uses. The site is adequately landscaped and has been maintained in accordance with the previously approved plans dated April 20, 2020. No new development is proposed as part of the project (Exhibit 3)

Based on the above discussion, the proposed project is consistent with General Plan Land Use and Community Character Element Policies LU-16.1, LU-16.9, LU-17.4 and El Rio Del Norte Area Plan Policy ED-17.2.

2. Transportation and Circulation

General Plan Policy CTM-1.1 (Vehicle Miles Traveled (VMT) Standards and CEQA Evaluation): *The County shall require evaluation of County General Plan land use designation changes, zone changes, and discretionary development for their individual (i.e., project-specific) and cumulative transportation impacts based on Vehicle Miles Traveled (VMT) under the California Environmental Quality Act (CEQA) pursuant to the methodology and thresholds of significance criteria set forth in the County Initial Study Assessment Guidelines.*

General Plan Policy CTM-1.4 (Level of Service (LOS) Evaluation): *County General Plan land use designation changes and zone changes shall be evaluated for their individual (i.e., project-specific) and cumulative effects, and discretionary developments shall be evaluated for their individual effects, on Level of Service (LOS) on existing and future roads, to determine whether the project:*

- a. *Would cause existing roads within the Regional Road Network or County-maintained roadways that are currently functioning at an acceptable LOS to function below an acceptable LOS;*
- b. *Would add traffic to existing roads within the Regional Road Network or County-maintained roadways that are currently functioning below an acceptable LOS; and*
- c. *Could cause future roads planned for addition to the Regional Road Network or County-maintained roadways to function below an acceptable LOS.*
- d. *The Level of Service (LOS) evaluation shall be conducted based on methods established by the County.*

General Plan Policy CTM-1.7 (Pro Rata Share of Improvements): *The County shall require discretionary development that would generate additional traffic pays its pro rata share of the cost of added vehicle trips and the costs of necessary improvements to the Regional Road Network pursuant to the County's Traffic Impact Mitigation Fee Ordinance.*

General Plan Policy CTM-4.2 (Alternative Transportation): *The County shall encourage bicycling, walking, public transportation, and other forms of alternative transportation to reduce Vehicle Miles Traveled (VMT), traffic congestion, and greenhouse gas emissions.*

Staff Analysis: The site has been developed and utilized as a church since 1976. An expansion of the existing church use is not proposed, and the current attendance will not be expanded. Additionally, three bicycle spaces will be added to the project site to encourage alternative modes of transportation and serve existing cyclists (Exhibit 5, Condition of Approval No.17). Therefore, additional traffic analysis is not required.

Based on the above discussion, the proposed project is consistent with General Plan Circulation, Transportation, and Mobility Element Policies CTM-1.1, CTM-1.4, CTM-1.7, and CTM-4.2.

3. Public Utilities, Facilities, and Services

General Plan Policy PFS-1.7 (Public Facilities, Services, and Infrastructure Availability): *The County shall only approve discretionary development in locations where adequate public facilities, services, and infrastructure are available and functional, under physical construction, or will be available prior to occupancy.*

General Plan Policy WR-1.11 (Adequate Water for Discretionary Development): *The County shall require all discretionary development to demonstrate an adequate long-term supply of water.*

El Rio/Del Norte Area Plan Policy ED-21.1 (Public Review Authority): *The El Rio/Del Norte Municipal Advisory Council shall continue to be the Board of*

Supervisors' recognized public review group for the El Rio/Del Norte area. All County and city applications for discretionary permits and all environmental documents for projects which would affect the El Rio/Del Norte area shall be sent to the Board of Supervisors' Office for transmittal to the El Rio/Del Norte Municipal Advisory Council as early in the process as possible.

El Rio/Del Norte Area Plan Policy ED-21.2 (Notification of the El Rio/Del Norte Municipal Advisory Council): *All County departments shall make an effort to notify the El Rio/Del Norte Municipal Advisory Council through the Board of Supervisors' Office, as early in the process as possible, concerning issues and programs of importance to the El Rio/Del Norte area prior to decisions being made regarding these matters.*

Staff Analysis: The proposed project receives water from Vineyard Avenue Mutual Water Company and sewer services are provided by the City of Oxnard. Because an expansion of use is not requested additional analysis is not required. On March 20, 2025 Staff presented the project to the El Rio/ Del Norte Municipal Advisory Council and the council recommended approval.

Based on the above discussion, the proposed project is consistent with General Plan Public Facilities, Services, and Infrastructure Element Policy PFS-1.7, Water Resources Element Policy WR-1.11, and El Rio/ Del Norte Area Plan Policies ED-21.1 and ED21. 2.

4. Water and wastewater

General Plan Policy PFS-1.7 (Public Facilities, Services and Infrastructure Availability): *The County shall only approve discretionary development in locations where adequate public facilities, services, and infrastructure are available and functional, under physical construction, or will be available prior to occupancy.*

General Plan Policy PFS-1.9 (Requirements Inside City Spheres of Influence): *County shall only approve a discretionary development within a city's Sphere of Influence if the required public facilities and infrastructure meets or exceeds those required by the associated city.*

General Plan Policy PFS-4.1 (Wastewater Connections Requirement): *The County shall require development to connect to an existing wastewater collection and treatment facility if such facilities are available to serve the development. An onsite wastewater treatment system shall only be approved in areas where connection to a wastewater collection and treatment facility is deemed unavailable.*

General Plan Policy WR-1.11 (Adequate Water for Discretionary Development)
The County shall require all discretionary development to demonstrate an adequate long-term supply of water.

General Plan Policy WR-3.2 (Water Use Efficiency for Discretionary Development): *The County shall require the use of water conservation techniques for discretionary development, as appropriate. Such techniques include low-flow plumbing fixtures in new construction that meet or exceed the California Plumbing Code, use of graywater or reclaimed water for landscaping, retention of stormwater runoff for direct use and/or groundwater recharge, and landscape water efficiency standards that meet or exceed the standards in the California Model Water Efficiency Landscape Ordinance.*

Staff Analysis: The proposed project is located within the City of Oxnard's Sphere of Influence. The project was routed to the City of Oxnard on April 2, 2025 for review and not comments were received. Water service is provided by Vineyard Avenue Acres Mutual Water Supply sewer services are provided by the City of Oxnard. Further, no additionally structures or occupants are proposed with this project and will not cause an increased use of utilities.

Based on the above discussion, the proposed project is consistent with General Plan Land Use and Community Character Element Policies PFS-1.7, PFS-1.9, PFS-4.1, WR-1.11, and WR-3.2.

5. Solid Waste

General Plan Policy PFS-5.3 (Solid Waste Capacity): *The County shall require evidence that adequate capacity exists within the solid waste system for the processing, recycling, transmission, and disposal of solid waste prior to approving discretionary development.*

General Plan Policy PFS-5.9 (Waste Reduction Practices for Discretionary Development): *The County shall encourage applicants for discretionary development to employ practices that reduce the quantities of waste generated and engage in recycling activities to further reduce the volume of waste disposed of in landfills.*

Staff Analysis: The project site is equipped with trash and recycling receptacles which are serviced by E.J Harrison & Sons. Additionally, the applicant is required to ensure that trash and waste enclosures are maintained on the project site for the life of the project.

Based on the above discussion, the proposed project is consistent with General Plan Land Use and Community Character Element Policies PFS-5.3 and PFS-5.9.

6. Hazards and Safety

General Plan Policy HAZ-9.1 (Limiting Unwanted Noise): *The County shall prohibit discretionary development which would be impacted by noise or generate project-related noise which cannot be reduced to meet the standards prescribed in Policy Haz-9.2. This policy does not apply to noise generated during the construction phase of a project.*

General Plan Policy HAZ-9.2 (Noise Compatibility Standards): *The County shall review discretionary development for noise compatibility with surrounding uses. The County shall determine noise based on the following standards:*

1. *New noise sensitive uses proposed to be located near highways, truck routes, heavy industrial activities and other relatively continuous noise sources shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed CNEL 60 or Leq1H of 65 dB(A) during any hour.*
2. *New noise sensitive uses proposed to be located near railroads shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed L_{10} of 60 dB(A)*
3. *New noise sensitive uses proposed to be located near airports:*
 - a. *Shall be prohibited if they are in a Community Noise Equivalent Level (CNEL) 65 dB or greater, noise contour; or*
 - b. *Shall be permitted in the Community Noise Equivalent Level (CNEL) 60 dB to CNEL 65 dB noise contour area only if means will be taken to ensure interior noise levels of CNEL 45 dB or less.*
4. *New noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:*
 - a. *Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.;*
 - b. *Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.; and*
 - c. *Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.*

5. *Construction noise and vibration shall be evaluated and, if necessary, mitigated in accordance with the Construction Noise Threshold Criteria and Control Plan (Advanced Engineering Acoustics, November 2005).*

General Plan Policy CTM-2.28 (Emergency Access): *The County shall ensure that all new discretionary projects are fully evaluated for potential impacts to emergency access. Mitigation of these impacts shall be handled on a project-by project basis to guarantee continued emergency service operations and service levels.*

Staff Analysis: The nearest sensitive noise receptor is a residence located approximately 67 feet to the west of the existing church. Currently, the subject property has not received any documented complaints. Additionally, the project has been conditioned to cease weekday activities by 9:00 PM and on weekends by 10:00 PM (Exhibit 5, Condition of Approval No. 2). Further, should the neighbors experience noise nuisance, the project is conditioned to identify a contact person and phone number, who is available during hours of operation to immediately address complaints (Exhibit 5, Condition of Approval No. 16).

The existing site has provided emergency access consistent with the Ventura County Fire Protection District and there will not be any physical modifications to the site, thus not impacting emergency access.

Based on the above discussion, the proposed project is consistent with General Plan Hazards and Safety Element Policies HAZ-9.1, HAZ-9.2, and CTM-2.28.

7. Biological Resources

General Plan Policy COS-1.1 (Protection of Sensitive Biological Resources): *The County shall ensure that discretionary development that could potentially impact sensitive biological resources be evaluated by a qualified biologist to assess impacts and, if necessary, develop mitigation measures that fully account for the impacted resource. When feasible, mitigation measures should adhere to the following priority: avoid impacts, minimize impacts, and compensate for impacts. If the impacts cannot be reduced to a less than significant level, findings of overriding considerations must be made by the decision-making body.*

Staff Analysis: The project site has been developed as a church since 1976. The surrounding areas are developed that are highly disturbed and do not exhibit sensitive biological resources or Locally Important Plant Communities. The proposed extension of time does not include any physical development or expansion of use. Therefore, no biological resources will be impacted due to the request.

Based on the above discussion, the proposed project is consistent with General Plan Conservation and Open Space Element Policy COS-1.1.

**EXHIBIT 5 – DRAFT CONDITIONS OF APPROVAL FOR CONDITIONAL USE
PERMIT (CUP) MINOR MODIFICATION CASE NO. PL24-0117**

RESOURCE MANAGEMENT AGENCY (RMA)

Planning Division Conditions

1. Project Description

This CUP is based on and limited to compliance with the project description stated in this condition below, Exhibit 1 of the Planning Director hearing on July 24, 2025 and conditions of approval set forth below. Together, these conditions and documents describe the “Project.” Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project is as follows:

The applicant requests Minor Modification to CUP No. 3613 for the continued operation and maintenance of Eternal Life Church for an additional 30-year term. The site is currently developed with a 2,470 sq. ft. church structure, 36 parking stalls, six-foot-tall stone wall, trash enclosure, three 160 square foot storage containers, and existing landscaping. Weekday operation hours are from 11:00 AM – 9:00 PM, weekend hours of operation are from 9:00 AM – 9:00 PM.

The facility offers Sunday services and Sunday School with childcare during church services. Weekday uses that occur onsite include bible study, prayer sessions, and support group meetings.

Water is provided by Vineyard Avenue Acres Mutual Water Supply and sewer services are provided by the City of Oxnard.

The use and maintenance of the property shall conform to the project description above and all approved County land use hearing exhibits in support of the Project and conditions of approval below.

2. Required Improvements for CUP

Purpose: To ensure the project site conforms to the plans approved at the Planning Director hearing in support of the project.

**County of Ventura
Planning Director Hearing
07/24/2025
Case No. PL24-0117
Exhibit 5 - Conditions of Approval**

Requirement: The Permittee shall ensure that all required off-site and on-site improvements for the Project, including existing parking and landscaping, are completed in conformance with the approved plans stamped as hearing exhibit. The Permittee shall prepare and submit all final building and site plans for the County's review and approval in accordance with the approved plans.

Documentation: The Permittee shall obtain Planning Division staff's stamped approval on the final development plans and submit them to the County for inclusion in the Project file. The Permittee shall submit the final development plans to the Planning Division for review and stamped approval (e.g., tree protection and landscape plans) for inclusion in the Project file, as necessary.

Timing: Prior to the issuance of a Zoning Clearance for use inauguration the Permittee shall submit all final development plans to the Planning Division for review and approval. Unless the Planning Director and/or Public Works Agency Director allow the Permittee to provide financial security and a final executed agreement, approved as to form by the County Counsel, that ensures completion of such improvements, the Permittee shall complete all required improvements prior to Zoning Clearance for use inauguration. The Permittee shall maintain the required improvements for the life of the Project.

Monitoring and Reporting: The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

3. Site Maintenance

Purpose: To ensure that the Project site is maintained in a neat and orderly manner so as not to create any hazardous conditions or unsightly conditions which are visible from outside of the Project site.

Requirement: The Permittee shall maintain the Project site in a neat and orderly manner, and in compliance with the Project description set forth in Condition No. 1. Only equipment and/or materials which the Planning Director determines to substantially comply with the Project description shall be stored within the Project site during the life of the Project.

Documentation: The Permittee shall maintain the Project site in compliance with Condition No. 1 and the approved plans for the Project.

Timing: The Permittee shall maintain the Project site in a neat and orderly manner and in compliance with Condition No. 1 throughout the life of the Project.

Monitoring and Reporting: The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

4. CUP Modification

Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions, the Permittee shall first contact the Planning Director to determine if the proposed activity requires a modification of this CUP. The Planning Director may, at the Planning Director's sole discretion, require the Permittee to file a written and/or mapped description of the proposed activity in order to determine if a CUP modification is required. If a CUP modification is required, the modification shall be subject to:

- a. The modification approval standards of the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director; and
- b. Environmental review, as required pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, §§ 21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, §§ 15000-15387), as amended from time to time.

5. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this CUP Permit and/or commencement of construction and/or operations under this CUP Permit shall constitute the Permittee's formal agreement to comply with all conditions of this CUP Permit. Failure to abide by and comply with any condition of this CUP Permit shall constitute grounds for enforcement action provided in the Ventura County Non-Coastal Zoning Ordinance (Article 14), which shall include, but is not limited to, the following:

- a. Public reporting of violations to the Planning Commission and/or Board of Supervisors;
- b. Suspension of the permitted land uses (Condition No. 1);
- c. Modification of the CUP Permit conditions listed herein;
- d. Recordation of a "Notice of Noncompliance" on the deed to the subject property;
- e. The imposition of civil administrative penalties; and/or
- f. Revocation of this CUP Permit.

The Permittee is responsible for being aware of and complying with the CUP Permit conditions and all applicable federal, state, and local laws and regulations.

6. Time Limits

a. Use inauguration:

- (1) The approval decision for this CUP becomes effective upon the expiration of the 10 day appeal period following the approval decision/date on which the Planning Director rendered the decision on the Project, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for use inauguration in order to initiate the land uses set forth in Condition No. 1.
- (2) This CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for use inauguration within one year see the Ventura County Non-Coastal Zoning Ordinance (§ 8111-4.7) from the date the approval decision of this CUP becomes effective. The Planning Director may grant a one year extension of time to the Permittee in order to obtain the Zoning Clearance for use inauguration if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to implement the Project, and the Permittee has requested the time extension in writing at least 30 days prior to the one year expiration date.
- (3) Prior to the issuance of the Zoning Clearance for use inauguration, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for use inauguration, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this CUP.

b. Permit Life or Operations Period: This CUP will expire on May 6, 2055. The lack of additional notification of the expiration date provided by the County to the Permittee shall not constitute grounds to continue the uses that are authorized by this CUP after the CUP expiration date. The uses authorized by this CUP may continue after the CUP expiration date if:

- (1) The Permittee has filed a permit modification application pursuant to § 8111-6 of the Ventura County Non-Coastal Zoning Ordinance to July 24, 2055; and
- (2) The County decision-maker grants the requested modification.

The uses authorized by this CUP may continue during processing of a timely-filed modification application in accordance with §8111-2.10 of the Ventura County Non-Coastal Zoning Ordinance.

7. Documentation Verifying Compliance with Other Agencies' Requirements Related to this CUP.

Purpose: To ensure compliance with, and notification of, federal, state, and/or local government regulatory agencies that have requirements that pertain to the Project (Condition No. 1, above) that is the subject of this CUP and the completion of Mitigation and Monitoring Reporting Program.

Requirement: Upon the request of the Planning Director, the Permittee shall provide the Planning Division with documentation (e.g., copies of permits or agreements from other agencies, which are required pursuant to a condition of this CUP) to verify that the Permittee has obtained or satisfied all applicable federal, state, and local entitlements and conditions that pertain to the Project.

Documentation: The Permittee shall provide this documentation to Planning Division staff in the form that is acceptable to the agency issuing the entitlement or clearance, to be included in the Planning Division Project file.

Timing: The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for use inauguration.

Monitoring and Reporting: The Planning Division maintains the documentation provided by the Permittee in the respective Project file. In the event that the federal, state, or local government regulatory agency prepares new documentation due to changes in the Project or the other agency's requirements, the Permittee shall submit the new documentation within 30 days of receipt of the documentation from the other agency.

8. Notice of CUP Requirements and Retention of CUP Conditions On Site

Purpose: To ensure full and proper notice of these CUP conditions affecting the use of the subject property.

Requirement: Unless otherwise required by the Planning Director, the Permittee shall notify, in writing, the Property Owner(s) of record, contractors, and all other parties and vendors who regularly conduct activities associated with the Project, of the pertinent conditions of this CUP.

Documentation: The Permittee shall maintain a current set of CUP conditions and exhibits at the project site.

Timing: Prior to issuance of a Zoning Clearance for use inauguration and throughout the life of the Project.

Monitoring and Reporting: The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

9. Recorded Notice of Land Use Entitlement

Purpose: The Permittee shall record a “Notice of Land Use Entitlement” form and the conditions of this CUP with the deed for the subject property that notifies the current and future Property Owner(s) of the conditions of this CUP.

Requirement: The Permittee shall sign, have notarized, and record with the Office of the County Recorder, a “Notice of Land Use Entitlement” form furnished by the Planning Division and the conditions of this CUP that is subject to this CUP.

Documentation: Recorded “Notice of Land Use Entitlement” form and conditions of this CUP.

Timing: The Permittee shall record the “Notice of Land use Entitlement” form and conditions of this CUP prior to issuance of a Zoning Clearance for use inauguration.

Monitoring and Reporting: The Permittee shall return a copy of the recorded “Notice of Land Use Entitlement” form and conditions of this CUP to Planning Division staff to be included in the Project file.

10. Financial Responsibility for Compliance Monitoring and Enforcement

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the Ventura County Non-Coastal Zoning Ordinance (§ 8114-3)] related to this CUP. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.

Pursuant to the requirements of CUP Case No. 3613, the Resource Management Agency created Condition Compliance Case No. CC12-0052 to cover the costs associated with condition compliance review, monitoring, and enforcement activities, and any duly-imposed civil administrative penalties, regarding CUP Case No. 3613. The Planning Division will continue to use Condition Compliance Case No. CC12-0052 to cover the costs associated with condition compliance review, monitoring, and enforcement activities described

in subsection 12.a (above), and any duly-imposed civil administrative penalties regarding this CUP.

Within 10 calendar days of the effective date of the final decision approving this CUP, the Permittee shall submit a new, updated, and completed reimbursement agreement for Condition Compliance Case No. CC12-0052, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties, subject to the Permittee's right to challenge all such charges and penalties prior to payment.

- b. Billing Process: The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge or penalty prior to payment.
- c. Inspections: The Permittee, in accepting this Conditional Use Permit, grants permission for County Staff to make unannounced inspections of all, or any, events for condition compliance purposes.

11. Defense and Indemnification

- a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this CUP. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.
- b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.
- c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal

counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this CUP regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.

- d. Neither the issuance of this CUP, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this CUP serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

12. Invalidation of Condition(s)

If any of the conditions or limitations of this CUP are held to be invalid in whole or in part by a court of competent jurisdiction, that holding shall not invalidate any of the remaining CUP conditions or limitations. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in an action filed in a court of competent jurisdiction, or threatened to be filed therein, the Permittee shall be required to fully comply with this CUP, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This CUP shall continue in full force unless, until, and only to the extent invalidated by a final, binding judgment issued in such action.

If a court of competent jurisdiction invalidates any condition in whole or in part, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this CUP, at the discretion of the Planning Director, the Planning Director, may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Director shall make the determination of adequacy. If the Planning Director cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this CUP may be revoked.

13. Consultant Review of Information and Consultant Work

The County and all other County permitting agencies for the Project have the option of referring any and all special studies that these conditions require to an independent and qualified consultant for review and evaluation of issues beyond the expertise or resources of County staff.

Prior to the County engaging any independent consultants or contractors pursuant to the conditions of this CUP, the County shall confer in writing with the Permittee regarding the

necessary work to be contracted, as well as the estimated costs of such work. Whenever feasible, the County will use the lowest responsible bidder or proposer. Any decisions made by County staff in reliance on consultant or contractor work may be appealed pursuant to the appeal procedures contained in the Ventura County Zoning Ordinance Code then in effect.

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 12 above, if the County hires a consultant to review any work undertaken by the Permittee, or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

14. Relationship of CUP Conditions, Laws, and Other Entitlements

The Permittee shall implement the Project in compliance with all applicable requirements and enactments of federal, state, and local authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any CUP condition contained herein is in conflict with any other CUP condition contained herein, when principles of law do not provide to the contrary, the CUP condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this CUP for uses allowed by the Ventura County Ordinance Code shall be interpreted as permitting or requiring any violation of law, lawful rules, or regulations, or orders of an authorized governmental agency. Neither the approval of this CUP nor compliance with the conditions of this CUP shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property.

The Permittee shall obtain a business tax certificate for the operation of a church complex.

15. Contact Person

Purpose: To designate a person responsible for responding to complaints.

Requirement: The Permittee shall designate a contact person(s) to respond to complaints from citizens and the County which are related to the permitted uses of this CUP. The designated contact person shall be available, via telecommunication, 24 hours a day.

Documentation: The Permittee shall provide the Planning Director with the contact information (e.g., name and/or position title, address, business and cell phone numbers, and email addresses) of the Permittee's field agent who receives all orders, notices, and communications regarding matters of condition and code compliance at the Project site.

Timing: Prior to the issuance of a Zoning Clearance for use inauguration, the Permittee shall provide the Planning Division the contact information of the Permittee's field agent(s) for the Project file. If the address or phone number of the Permittee's field agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide Planning Division staff with the new information in writing within three calendar days of the change in the Permittee's field agent.

Monitoring and Reporting: The Planning Division maintains the contact information provided by the Permittee in the Project file. The Planning Division has the authority to periodically confirm the contact information consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

16. Change of Permittee

Purpose: To ensure that the Planning Division is properly and promptly notified of any change of Permittee.

Requirement: The Permittee shall file, as an initial notice with the Planning Director, the new name(s), address(es), telephone/FAX number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the permitted uses, and the company officer(s). The Permittee shall provide the Planning Director with a final notice once the transfer of ownership and/or operational control has occurred.

Documentation: The initial notice must be submitted with the new Permittee's contact information. The final notice of transfer must include the effective date and time of the transfer and a letter signed by the new Property Owner(s), lessee(s), and/or operator(s) of the permitted uses acknowledging and agreeing to comply with all conditions of this CUP.

Timing: The Permittee shall provide written notice to the Planning Director 10 calendar days prior to the change of ownership or change of Permittee. The Permittee shall provide the final notice to the Planning Director within 15 calendar days of the effective date of the transfer.

Monitoring and Reporting: The Planning Division maintains notices submitted by the Permittee in the Project file and has the authority to periodically confirm the information consistent with the requirements of: § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

17. Availability of Parking Spaces

Purpose: To ensure compliance with Section 8108-3 of the NCZO.

Requirement: The Permittee shall ensure that the required spaces three bicycle spaces and 32 vehicle parking spaces, remain continuously available for their intended parking

use and are not used for merchandise display, storage, vehicle repair, or any other unauthorized use. The Permittee shall maintain the required parking area as illustrated on the approved site plan. This maintenance requirement includes, but is not limited to, the number of parking spaces, curbs, directional markings, accessible parking symbols, screening, sight distance, surfaces, signs, striping, lighting fixtures, landscaping, and trash and recyclables enclosures.

Documentation: A stamped copy of the approved site plan.

Timing: The Permittee shall install all components of the required parking area as indicated on the approved site plan prior to occupancy, and shall maintain the required parking area as illustrated on the approved site plan for the life of the Project.

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved site plan provided by the Permittee in the Project file. The Building and Safety Inspector and Planning Division have the authority to inspect the site to ensure compliance with the approved site plan prior to occupancy. Planning Division staff has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of Section 8114-3 of the NCZO.

18. Landscaping and Screening

Purpose: To comply with the County's landscaping requirements.

Requirement: The Permittee shall maintain the landscaped plans approved on March 27, 2013, with Zoning Clearance No. ZC13-0258.

Documentation: The approved landscape plans (date stamped March 27, 2013).

Timing: The Permittee shall show compliance with the approved landscape plans dated March 27, 2013, prior to approval of a zoning clearance for use inauguration.

Monitoring and Reporting: Landscaping shall be maintained for the life of the permit. Monitoring activities, and enforcement activities shall occur according to the procedures set forth in Section 8106.8.2.8 of the Non-Coastal Zoning Ordinance. The Planning Division maintains the landscape plans and statements by the landscape architect in the Project file.

THE EL RIO /DEL NORTE MUNICIPAL ADVISORY COUNCIL

Serving as Advisory Council for recreational activities in the El Rio, Nyeland Acres, Strickland and Agricultural Areas or El Rio/Del Norte area, including advisory recommendations for the El Rio Roger Jones Community Center and the Nyeland Acres Community Center

Thursday March 20th, 2025, 7:00 pm

Roger Jones Community Center
3334 Santa Clara Ave. Oxnard, CA 93036

Meeting started at 7:06

**County of Ventura
Planning Director Hearing
07/24/2025
Case No. PL24-0117
Exhibit 6 - El Rio/Del Norte
MAC Minutes**

I. Pledge of Allegiance

II. Roll Call

Regular Members

David Souza (Vice Chair) (Nyeland Acres)

Absent

Bonnie Bernal (Cloverdale)

Present

Julie Hupp (Strickland)

Present

Lorane Bailon (Rio Plaza)

Present

At Large Members

Mike Barber (Chair)

Present

Aaron Wedemeyer

Present

Brenda Heredia

Present

Others Present: Captain Gibson, VC Sheriff's; Captain Brian Slominski, VC Sheriffs; Gianfranco Laurie, PWA Deputy Director of Roads & Transportation; Jasmin Kim, RMA Planning Manager; Aubrie Richardson, RMA Planner; Paulina Rivera, Assemblymember Bennett's Office; Ariana Castellanos-Rodriguez, Supervisor Kelly Long's office

III. Approval of Summary Meeting Minutes for January 16th 2025

Aaron W. made the motion to approve the minutes from February 20th

Brenda Heredia seconded the motion. Unanimously approved.

IV. Public Safety Updates

Ventura County Sheriff's Department, CHP, Oxnard PD

Captain Gibson mentioned that he has been reassigned, and this would be his last MAC meeting, Captain Brian Slominski will be taking over the position. Phone scam calls having been rising and the crime stats 2024 report have been released online.

V. Public Works Pedestrian Sidewalk Update to be presented at the March 20th meeting

Gianfranco Laurie who is the PWA Deputy Director of Roads & Transportation gave a presentation about the El Rio Pedestrian Improvements Project which included project information, driveway access, drainage improvements, and project pictures.

VI. VC RMA Planning Division Presentation on Planned Development Permit No. PL24-0117

Persons who require accommodation for any audio, visual or other disability in order to review an agenda, or to participate in a meeting of the El Rio /Del Norte Municipal Advisory Council, per the American Disabilities Act (ADA), may obtain assistance by requesting such accommodation in writing addressed to Supervisor Long's Office, 1203 Flynn Road Suite 220, Camarillo, CA 93012 or telephonically by calling (805) 654- 2276. Any such request for accommodation should be made at least 48 hours prior to the meeting for which assistance is requested.

Jasmin Kim and Aubrie Richardson from RMA Planning came to present on a Planned Development Permit No. PL24-0117. The motion was approved by Lorane B. and seconded by Bonnie B.

6 -0 vote. Unanimously approved Permit No. PL24-0117.

VII. Comments from Supervisor Long's Office

Ariana Castellanos-Rodriguez from Supervisor Long's office informed the MAC about faded red curbs in front of Rio Real Elementary and our PWA went out and repainted. For item XI, she mentioned that it is the tentative community cleanup dates for El Rio and Nyeland Acres. Residents will receive a postcard in the mail a few weeks before the cleanup. These dates will be on the agenda until the events pass for community members to refer to. She also reminded individuals about utilizing the PWA app which allows the community to report various issues such as illegal dumping, potholes, graffiti on county-maintained roadways, and more.

VIII. Public Comments for Items Not on the Agenda

Sylvia mentioned that H.E.R.O had a community clean up with the help of Supervisor Long's office and Public Works. Next one is on April 12th from 9 am to 11 am at Santa Clara Chapel. Bonnie B commented that stores and business projects aren't coming before the MAC. Mary Anne R. mentioned having red cards available in English and Spanish and the purpose of the MAC. Oscar H. mentioned the opening of softball, basketball season just ended, and the start of recreational spring soccer teams.

IX. Council Member Comments

Brenda H. mentioned a Resource Fair for the community on April 5th with free health screenings, VC Sheriffs, etc.

Information Items

X. Certificate Presentation to Ayxa Agraz

**XI. E.J. Harrison Community Cleanup Dates: El Rio, Eternal Life Church – June 14, 2025
Nyeland Acres, Nyeland Acres Community Center – October 25, 2025**

XII. Adjourn: 8:24 pm

XIII. Next Meeting: April 17th, 2025 @ 7 PM / John C. Zaragoza Community Center